


COUNTY OF YORK

MEMORANDUM

DATE: April 4, 2006 (BOS Mtg. 4/18/06)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator 

SUBJECT: Application No. UP-696-06, Kahn Properties East, LLC (Starbucks)

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 11, No. 14) of the York County Zoning Ordinance, to authorize a 1,659-square foot fast food restaurant (Starbucks coffee shop) with drive-through service within a retail center (permitted as a matter-of-right) to be located at 800 East Rochambeau Drive (Route F137) in the southeast quadrant of the Route 199/Mooretown Road interchange. The property, identified as Assessor's Parcel No. 2-17-1, is zoned EO (Economic Opportunity) and is designated for Economic Opportunity development in the Comprehensive Plan.

DESCRIPTION

- Property Owner: Kahn Properties East, LLC
- Location: 800 East Rochambeau Drive (Route F137)
- Area: 3.06-acre parcel
- Frontage: Approximately 230 feet on Mooretown Road (Route 603), approximately 600 feet on Humelsine Parkway (Route 199), and approximately 680 feet on East Rochambeau Drive.
- Utilities: The property will be served by public water and sewer
- Topography: Predominantly flat
- 2025 Land Use Map Designation: Economic Opportunity
- Zoning Classification: EO – Economic Opportunity
- Existing Development: None
- Surrounding Development:

North: IHOP restaurant
East: Lowe's Home Center

- South: Wachovia Bank and the Sentara-Williamsburg Regional Medical Center, both currently under construction
- West: Across Humelsine Parkway on Lightfoot Road a single-family home, the Lightfoot Mobil gas station, and Days Inn hotel

- Proposed Development: 1,659-square foot fast food restaurant with drive-through service

CONSIDERATIONS/CONCLUSIONS

1. The applicant proposes to lease space to Starbucks (categorized as a *fast food restaurant* under the terms of the Zoning Ordinance), which will occupy one of the tenant spaces in the Shops at Cedar Valley retail center. The restaurant will be located in the unit at the southern end of the site with a drive-through between the building and the 45-foot buffer adjacent to Mooretown Road and Humelsine Parkway. The main access point will be at a new commercial driveway opposite the existing main entrance for Lowe's Home Center on East Rochambeau Drive. Access drives will also connect with the Wachovia Bank site.
2. The Comprehensive Plan designates this area as Economic Opportunity, and the property is zoned EO – Economic Opportunity. The intention of the designation is to guide a mix of office, light industrial, commercial, and tourist related uses with an emphasis on capital- and labor-intensive uses. Thus far, new uses approved within the Lightfoot area and along the Lightfoot Road/Route 199/Mooretown Road corridors have been a mix of retail, hotel/resort tenants, as well as, the Williamsburg Community Hospital facility. The proposed coffee shop (fast food restaurant) use will add to the variety of uses within the area and would complement the large-scale retail merchants within the retail center. Therefore, it is my opinion that the use is in keeping with the intent of land use goals of the *Comprehensive Plan*.
3. In accordance with Zoning Ordinance Section 24.1-606, a minimum of 122 parking spaces would be required for the retail center, including the restaurant and other retail uses. The site plan for the Shops at Cedar Valley shows only 97 spaces; 25 spaces fewer than required. However, the adjacent Wachovia Bank site requires only 12 parking spaces for the bank use, but has 37 parking spaces provided on site. The applicant has stated that a cooperative parking agreement with the owner of the Wachovia Bank site will be executed to authorize use of the 25 excess parking spaces to make up for the on-site parking deficiency. The Zoning Ordinance allows this type of arrangement.
4. The original site plan submission included a traffic impact analysis (TIA), which evaluated the trip generation expected for the entire retail center. Based on the information contained in the TIA, the Virginia Department of Transportation (VDOT) recommended improvements for turn lanes and the installation of a traffic signal at the entrance to the retail center (i.e., at the Lowe's entrance), which will have to be in place before any businesses in the retail center opens. I concur with VDOT's conclusions and before site plan approval for the retail center, a traf-

fic signal agreement will be required to ensure that installation of a signal will occur.

RECOMMENDATION

The Route 199 and Mooretown Road corridors have been planned for a mix of retail, office, light industrial, and tourist-oriented development. The proposed fast food restaurant will expand the variety of commercial uses in this area and will complement other existing uses in and adjacent to the retail center. While categorized as a “fast food restaurant” by the Zoning Ordinance, the specialized nature of this particular business will cause it to have a lesser traffic impact than would likely be associated with many other types of fast food businesses. Additionally, the proposed end-unit location will fit well into the overall traffic circulation pattern for the retail center. Therefore, based on the considerations outlined above, I recommend that the Board approve Application No. UP-696-06, Kahn Properties East, LLC (Starbucks) by adopting proposed Resolution R06-43.

Carter/3337:EWA

Attachments:

- Planning Commission meeting minutes excerpt - March 8, 2006
- Zoning map
- Concept plan
- Restaurant layout
- Building elevation
- Proposed Resolution R06-43